

Frequently Asked Questions about the Bristol Place Redevelopment Project

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How can I see the documents that are referenced below?

At the bottom of document are web addresses for these documents. You can also contact the City for a copy of these documents.

Where is the City in the process?

There are four steps to the process at this point: Acquisition (buying property), Relocation, Demolition, and Redevelopment (building new housing). Acquisition, Relocation, and Demolition will all occur at the same time.

The Bristol Place Redevelopment is a long-term project, anticipated to take around four to five years from this point to complete (3 years for Acquisition, Relocation, and Demolition; and 2 years for Redevelopment). The City is continuing the process of acquiring properties, and has begun demolition of properties that have been acquired.

- **Where is the City with Acquisition?**

Letters were mailed on August 4, 2014 to the owners of the 91 properties in Bristol Place, offering to buy the property. As of April 8, 2015, 63 have accepted, 28 have not accepted or have not responded at this time. Of the 63 accepted, City Council has finalized the purchase of 27 vacant properties. Sales contracts were sent to the remaining 36 property owners who have accepted the City's offer. A second offer letter was sent to 28 who have not yet accepted. It is expected to take all of 2015 and into 2016 to complete these 36 purchases.

- **Where is the City with Relocation?**

The first relocation letters will go out in August 2015. Additional relocation letters will be sent in late 2015 and 2016 as properties are acquired. Residents do NOT need to move until City Council approves the sales contract for the home they occupy. At that time, the City will mail residents a "Notice of Eligibility" letter. This notice qualifies residents for relocation assistance and gives them a minimum of 90 days to move. The new housing unit will need to be inspected by City inspectors to insure that the unit meets City Code. With 36 homes to purchase and households to relocate, it is expected that these acquisitions and relocations will take all of 2015 and into 2016 to complete.

- **Where is the City with Demolition?**

Demolitions of the vacant homes that the City has acquired have begun. We currently have demolished four homes and have seven homes under contract to be demolished. Demolitions will continue as properties are acquired and advertised for contractor bid throughout the acquisition period. If the property adjacent to yours is going to be demolished, you will be notified in writing by the contractor at least five days prior to the demolition. For details on demolitions, please see our [Demolition Policy](#), which includes our goals and prioritization for developing Minority Business Enterprises/Women Business Enterprises and recycling.

- **Where is the City with Redevelopment?**

Redevelopment will not begin until a developer is selected. This developer selection process will begin in 2015. To see a conceptual design developed with community input, including senior housing, mixed-income housing, and an expanded park space, please see the [Bristol Place Master Plan draft](#).

What do I need to do next?

This depends on if you are a homeowner, a renter, or a landlord. In all cases, the City will communicate with you in advance of your next step, and you can always contact us with questions. (See below for "Who do I contact?")

The City will be employing the services of the Regional Planning Commission (RPC) to assist with the relocation of any residents in Bristol Place. Initially this will include an interview with residents to determine what their relocation needs are going to be. RPC will determine such things as: the current size of the home to help determine the “comparable unit” that they will move to; if the resident prefers to rent or own the new housing unit; household income; current lease agreement terms and payment; and any other special needs that they may have and any interest in returning to Bristol Place after redevelopment. All residents are encouraged to participate in the interview with RPC even if the owner has currently refused the City’s offer to purchase. This will help in being better prepared to transition to new housing. This will also help the City to determine who is eligible for relocation assistance.

- **I am a homeowner. What do I do next?**

If you have accepted the offer, purchase of your home will occur in order of priorities laid out in our [Acquisition Policy](#). Please meet with RPC to complete the interview. *If you move prior to receiving the “Notice of Eligibility” letter, you will not be eligible for relocation assistance.* Contact the City with any questions.

- **I am a renter. What do I do next?**

Even if your landlord has not yet accepted the City’s offer for the property you rent, please meet with RPC to complete the interview. *If you move prior to receiving the “Notice of Eligibility” letter, you will not be eligible for relocation assistance.* Contact the City with any questions. If you have any problems with your unit, report them to your landlord. If not resolved to your satisfaction, you can call the City at 217/403-7070 for more information.

- **I am a landlord. What do I do next?**

If you have accepted the offer made in the August 4, 2014 letter, a determination was made at that time if your property was “vacant” or “occupied”. Based upon that, the City established an order for the properties to be acquired: vacant first, then occupied. Contracts for purchase were sent in July 2015 to all accepted offers. With 36 homes to purchase and households to relocate, it is expected that these acquisitions and relocations will take all of 2015 and into 2016 to complete. If you had an occupied unit at the time the offer was made and the unit becomes vacant, this will not change the order of the acquisition for the property. You are able to continue to lease your property until you no longer own it.

What is case management? Do I have to do it?

Case management is a free and voluntary service provided by the City through RPC. For any Bristol Place resident who is dissatisfied with their current financial or personal situation, and would like assistance in making changes, this free service will be available.

RPC has provided case management services since 1995, and has assisted thousands of families in obtaining housing, securing employment, increasing education and self-sufficiency for a stable and secure future. Case Managers will explore your strengths, resources, and your life vision and together you will establish clear, short and long term goals with a focus on your prosperity.

Case Management services are available to any current Bristol Place resident, regardless of where you are in the acquisition or relocation process. If you move prior to receiving the “Notice of Eligibility” letter, case management services will not necessarily end, but the City will no longer pay for the services.

The length of the service provided varies depending on your circumstances. Please contact the City for more information. You may choose to start case management services at any time, up to a year after you have relocated from Bristol Place.

City staff and RPC case managers will be onsite in the Bristol neighborhood to provide intake services and answer questions on August 12th and 26th from 4-6PM with future dates to be determined.

When will the City require me to move?

After the offer on a property has been accepted, the sales contract must be approved by City Council. Once the sales contract has been signed, residents will be mailed a “Notice of Eligibility” letter, which gives residents relocation assistance and a minimum of 90 days in which to move. Once you have relocated, the City will be able to close the sales contract with the owner. It is expected to take all of 2015 and into 2016 to complete this process.

What is relocation assistance?

Relocation assistance is three things:

1. Money for moving expenses. This can be actual moving expenses or a fixed rate based on the number of rooms.
2. Assistance in finding comparable housing. The City will help find at least three units of housing that are comparable to where you live now (approximate size, number of rooms, etc.). You can also look for and identify housing on your own. All comparable housing will need to be inspected by City inspectors to make sure the housing meets City Code. You cannot receive assistance with any housing until you have received a “Notice of Eligibility” letter from the City.
3. Rent assistance. If the new rental housing is more than what you are paying now, the City will make up the difference. For example, if you are currently paying \$600 per month, and the new rent is \$800 a month, the City will pay \$200 to you to make up

that difference. The length of time that the City will pay this difference will vary, depending on your income, from either 42 or 60 months.

What do I do if I see suspicious behavior?

There will be a lot of activity in Bristol Place over the next few years, and the City will be taking steps to ensure that the neighborhood remains safe for the residents and free of trash (and the odors, vermin, and dangerous chemicals it can bring). If you see any suspicious behavior, such as trespassing or dumping of trash, please call 9-1-1 immediately. You can also call the City for less immediate concerns or if you have questions about any activity in the neighborhood.

No Illegal Dumping signs have been posted in the Bristol neighborhood and post cards were mailed to all occupants in Bristol with information and reward for reporting illegal dumping in the Bristol neighborhood. Crime Stoppers 217-373-TIPS (8477). Those caught dumping trash in Bristol Place will be prosecuted to the fullest extent of the law. (Please see Sec. 15-7 of the Municipal Code.)

Are there any opportunities for residents to be involved in the Bristol Redevelopment?

If you are interested in mowing lots in Bristol Place for the City of Champaign, or for information regarding the redevelopment, please call Neighborhood Services at 217-403-7070.

What do I do if I might like to live in the new Bristol Place?

During your interview with RPC, you will be asked if you have any interest in living in Bristol Place when it is redeveloped. This could include returning as a renter when new units are available, becoming a homeowner as homes are built and available for purchase, or (for current homeowners) possibly staying until new homes are built and available for purchase. This information will help inform how the City approaches redevelopment. Relocation assistance will not be provided for moving back to the new Bristol *if* you were already provided relocation assistance to move out of Bristol.

Who do I contact?

Please contact the following people if you have any questions:

Demolition – Jean Algee, Community Development Specialist, 217/403-7070

Relocation – Jean Algee, Community Development Specialist, 217/403-7070

Acquisition – Laura Hall, Assistant City Attorney, 217/403-8765

Interview with RPC & case management – Janel Gomez, Community Development Specialist, 217/403-7070

Neighborhood problem-solving – John Ruffin, Neighborhood Coordinator, 217/403-7070

Other questions – Kerri Spear, Neighborhood Programs Manager, 217/403-7070

Document links

Demolition Policy:

https://drive.google.com/file/d/0B-c3KdoxG_aaeldfUmU3YVZ5WVk/view?usp=sharing

Bristol Place Master Plan draft:

<http://ci.champaign.il.us/cms/wp-content/uploads/2014/04/Bristol-Place-Master-Plan-Handout.pdf>

Bristol Park Land Acquisition Policy:

<http://ci.champaign.il.us/cms/wp-content/uploads/2007/01/SS-2013-032.pdf>

Municipal Code on dumping:

https://www.municode.com/library/il/champaign/codes/code_of_ordinances?nodeId=MUCO_CH15GACODI